



REPORT

To: Chair and Directors

Date: March 2, 2020

From: Tyra Henderson, Corporate Officer

Subject: Subdivision within the ALR, PRRD File No. 20-002, ALC ID 60339

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR subdivision application 20-002 (ALC ID 60339) for the property identified as PID 004-539-311, to subdivide the subject property into one 48.6 hectare parcel and one 11.0 hectare parcel; further that the application be authorized to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR subdivision application 20-002 (ALC ID 60339) for the property identified as PID 004-539-311, to subdivide the subject property into one 48.6ha and one 11 ha parcel, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To subdivide the property into one 48.6 ha parcel for future sale, and one 11.0 ha parcel.

File Details

Owners: Peter Hunszinger, John Hunszinger
 Agent: Peter Hunszinger
 Area: Electoral Area B
 Location: Charlie Lake
 Legal: The South West ¼ of Section 16 Township 85 Range 20 W6M Peace River District, Except Plan A1027
 PID: 004-539-311
 Civic Address: None
 Lot Size: 59.63 ha (147.34 ac)

Official Community Plan

Pursuant to *PRRD North Peace Fringe Area Official Community Plan 1870, 2009* (NPFA OCP), the subject property is designated 'Agriculture'. Section 3.2.2 Policy 1 of the NPFA OCP states agriculture and agriculture-related activities as a principal use. Section 3.2.2 Policy 3 states the minimum parcel size is 63 ha except for "creation of a new parcel where the proposed parcel is separated from the remainder of the parcel by a...road right-of-way." Therefore, the proposed use and size is consistent with the NPFA OCP.

Land Use Zoning

Pursuant to *PRRD Zoning Bylaw No. 1343, 2001* (zoning bylaw), the subject property is zoned A-2 (Large Agricultural Holdings Zone). Section 33.1 of the zoning bylaw states agriculture as a permitted principal use. Section 33.2 states the minimum parcel size in the A-2 zone is 63 ha, except where a parcel is divided by a highway right-of-way, "and the remainder of the parcel for which a subdivision is proposed is not less than 50 hectares." The proposed parcel sizes are inconsistent with the zoning bylaw. A zoning amendment to

rezone the property from A-2 to A-1 (Small Agricultural Holdings Zone) for the proposed 48.6 ha parcel and to R-6 (Residential 6 Zone) for the proposed 11.0 ha parcel would ensure the proposed use and sizes of the subdivision are consistent with the zoning bylaw.

Fire Protection Area

The subject property is outside all PRRD Fire Protection Areas.

Building Permit Area

The subject property is outside the PRRD Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all PRRD Development Permit Areas.

School District 60 School Site Acquisition Charge

The subject property is within the School District 60 School Site Acquisition Area; the charge is applicable because a new residential lot is proposed.

Development Cost Charge Area

The subject property is outside all PRRD Development Cost Charge Areas.

ALTERNATIVE OPTIONS:

1. That the Regional District support ALR subdivision application 20-002 (ALC ID 60339) for the property identified as PID 004-539-311, to subdivide the subject property into one 48.6 ha parcel and one 11.0 ha parcel; further that the Regional Board authorize the application to proceed to the Agricultural Land Commission with recommended conditions of approval.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant.

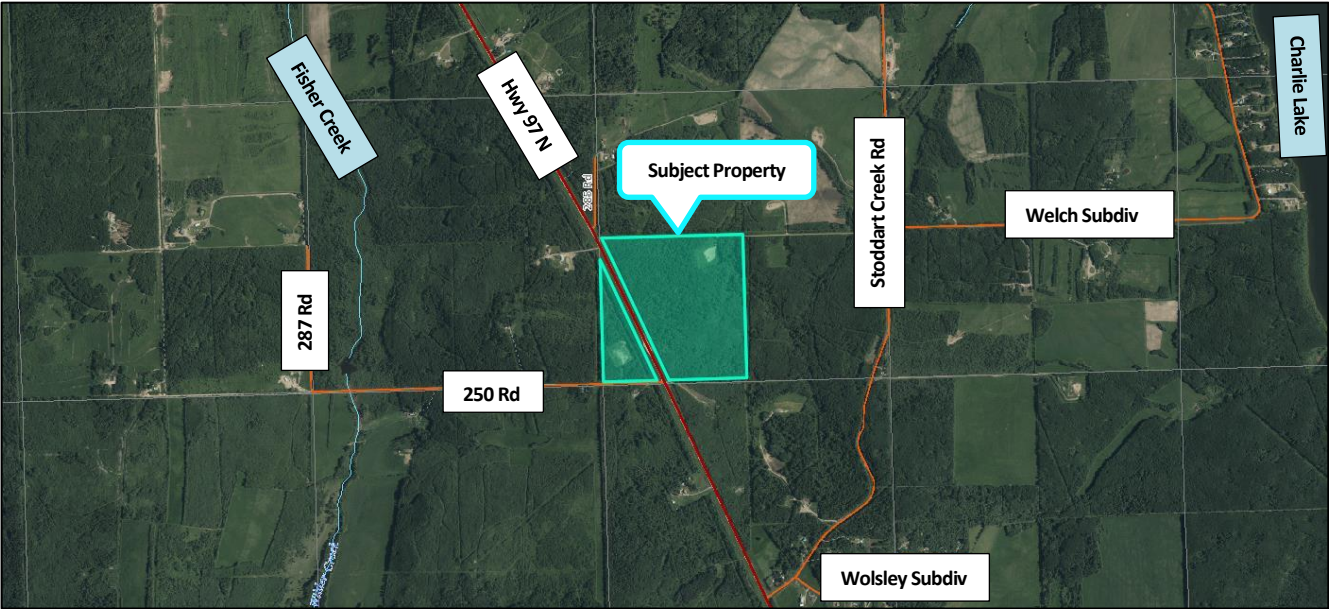
OTHER CONSIDERATION(S):

None.

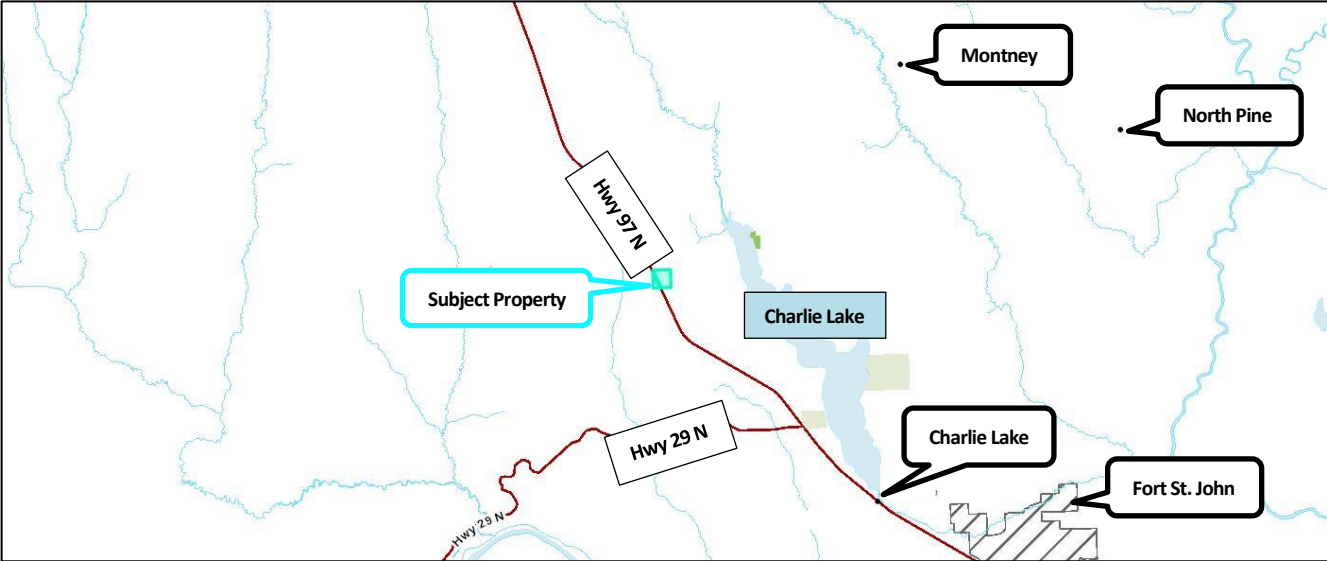
Attachments:

1. Maps
2. ALC application [60339]
3. Comments from the Electoral Area Director

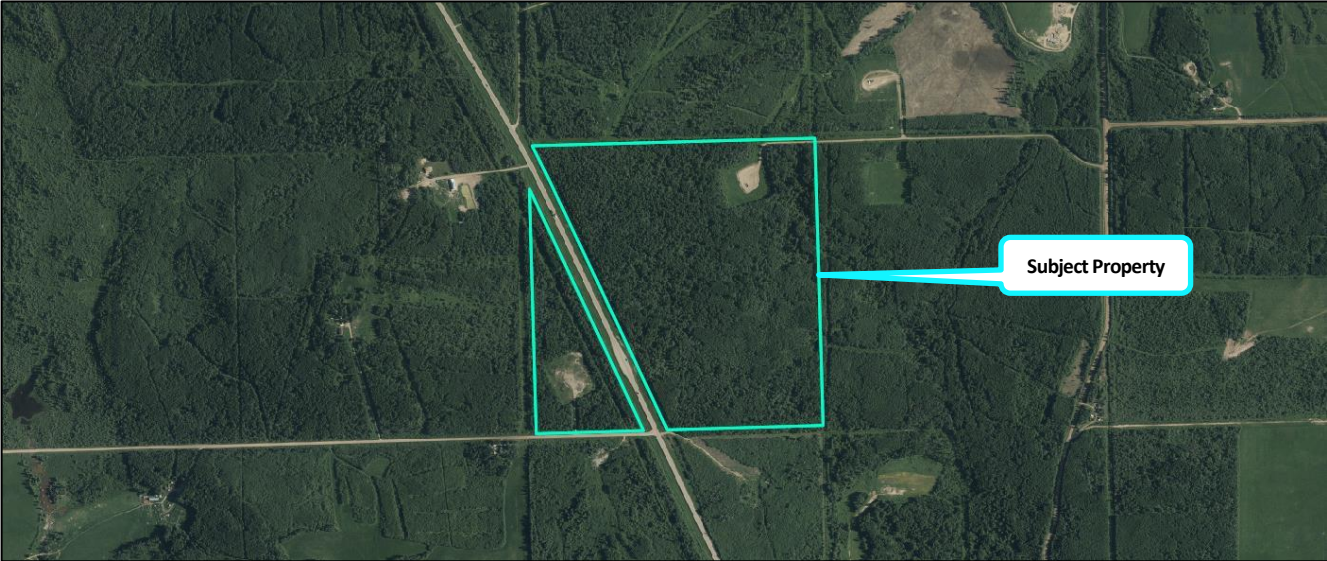
Subject Property



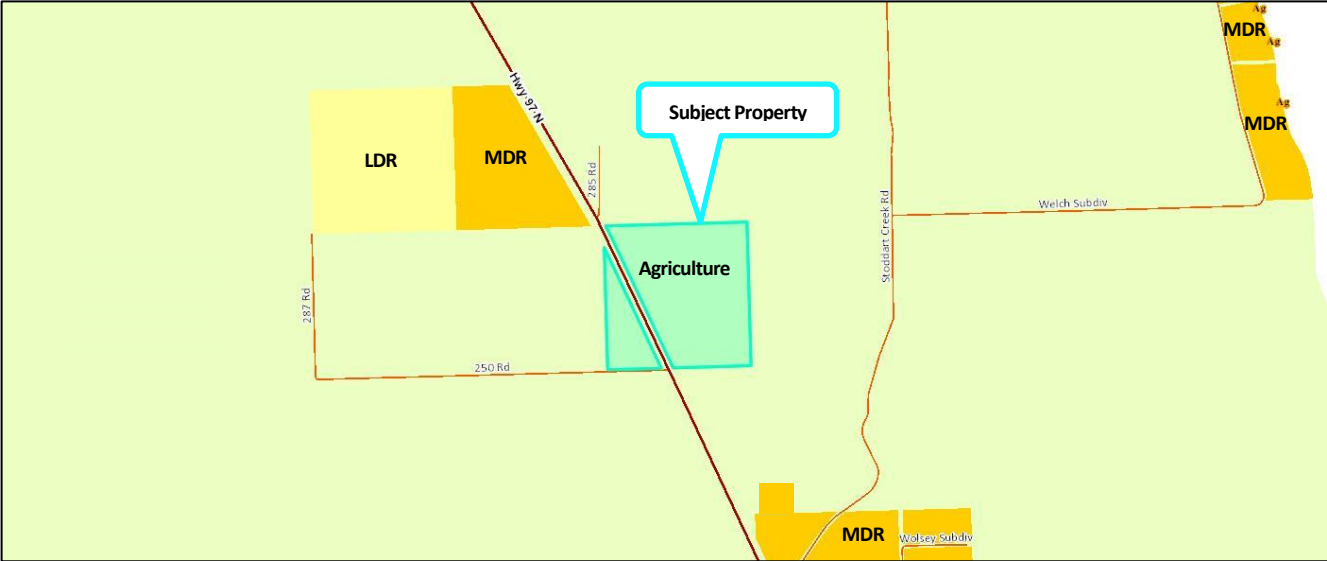
Location: Charlie Lake



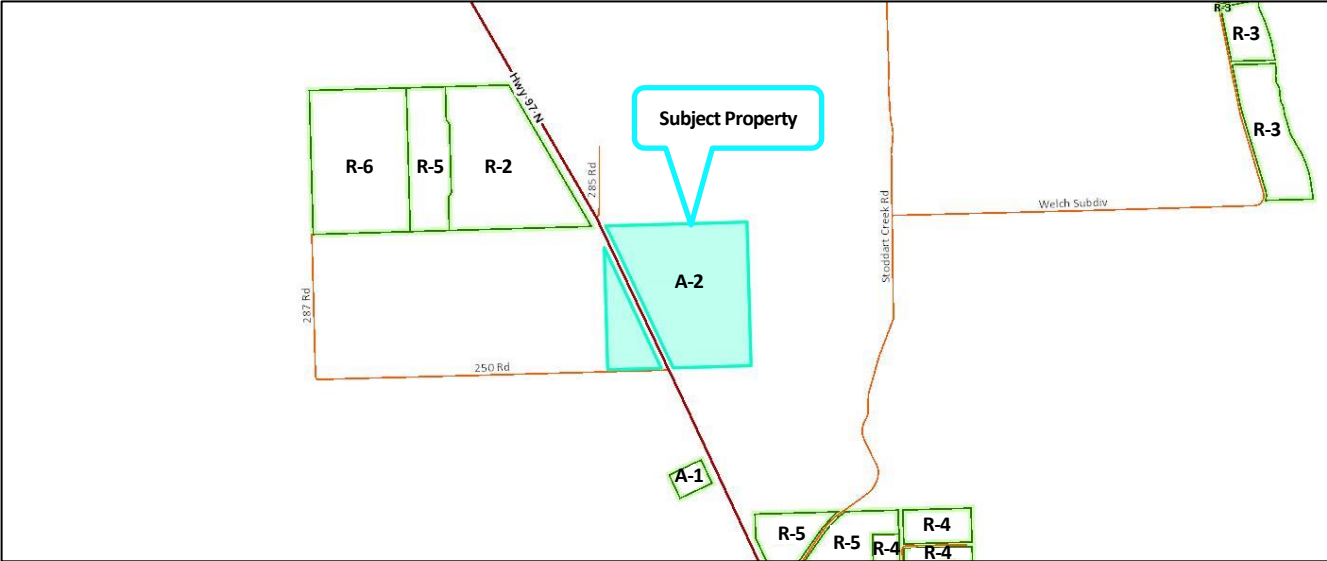
Aerial Imagery



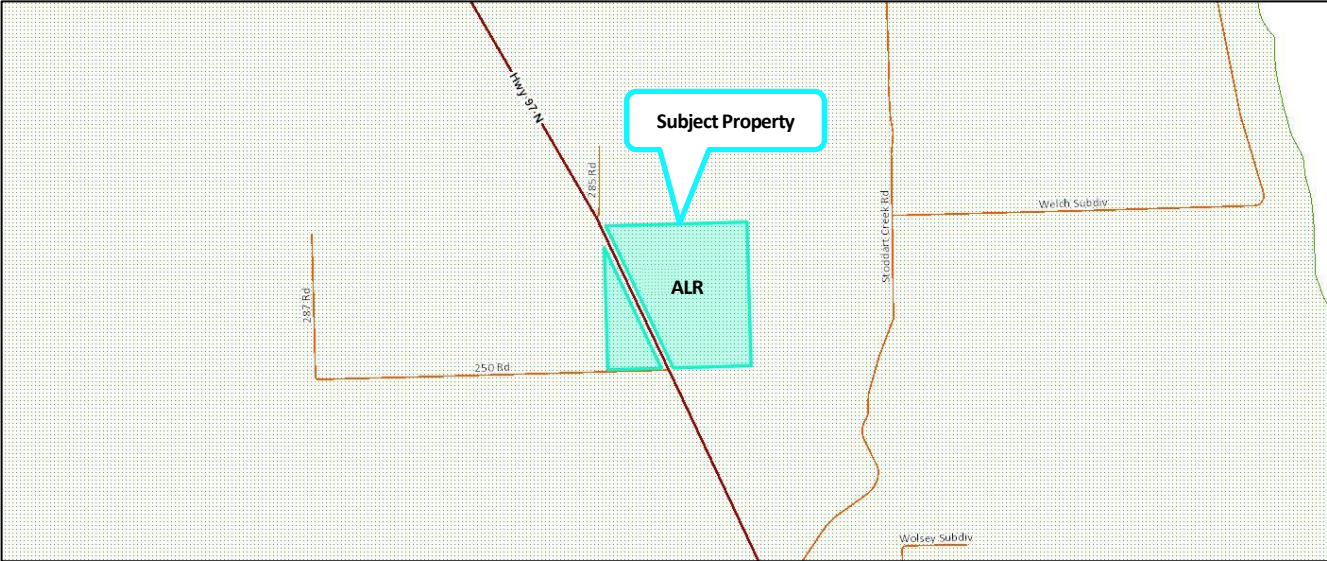
PRRD North Peace Fringe Area OCP Bylaw No. 1870, 2009: Agriculture (Ag)



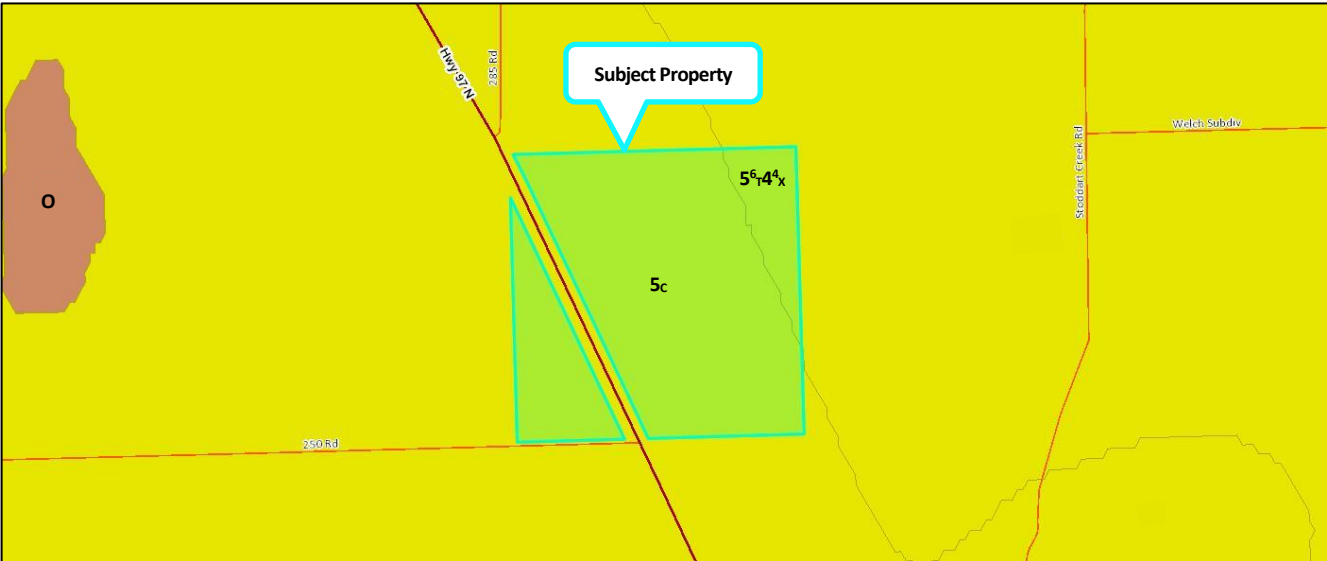
PRRD Zoning Bylaw No. 1343, 2001: A-2 (Large Agricultural Holdings Zone)



Agricultural Land Reserve: Within



CLI Soil Classification: 5c and 5⁶T4⁴x





Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60339

Application Status: Under LG Review

Applicant: Peter Hunszinger , John Hunszinger

Agent: Peter Hunszinger

Local Government: Peace River Regional District

Local Government Date of Receipt: 02/26/2020

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: The purpose is to subdivide the Property into two parcels as divided by the Alaska Highway. The land has been owned by the current owners' family since the 1970's and both owners have lived in Alberta for many years and have no interest in farming. They have been approached by a local person who is interested in purchasing the larger parcel and moving his young family onto it.

Agent Information

Agent: Peter Hunszinger

Mailing Address:

[REDACTED]

Primary Phone: [REDACTED]

Mobile Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 004-539-311

Legal Description: SW 1/4 OF SEC 16 TP 85 R 20 W6M PEACE RIVER EXC PL A1027

Parcel Area: 59.6 ha

Civic Address: Mile 60 Alaska Highway at 250 road

Date of Purchase: 11/06/1989

Farm Classification: No

Owners

1. **Name:** Peter Hunszinger

[REDACTED]

Phone: [REDACTED]

March 12, 2020

Applicant: Peter Hunszinger , John Hunszinger

Cell: [REDACTED]

Email: [REDACTED]

2. Name: John Hunszinger

Address:

[REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

There is no current agricultural use. The land is treed and undeveloped with the exception of two oil leases and a pipeline right of way.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

none

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

There are two oil leases on the property. One lease is located on the west side of the Alaska Highway and the other on the east side of the highway. There is a pipeline right of way on the west side of the Alaska Highway that runs parallel to the highway.

Adjacent Land Uses

North

Land Use Type: Other

Specify Activity: treed with one well site and one home site

East

Land Use Type: Unused

Specify Activity: treed with one abandoned well site

South

Land Use Type: Other

Specify Activity: partially cleared with one well site and one home site

West

Land Use Type: Other

Specify Activity: treed with two home sites

Proposal

1. Enter the total number of lots proposed for your property.

11 ha

48.6 ha

2. What is the purpose of the proposal?

The purpose is to subdivide the Property into two parcels as divided by the Alaska Highway. The land has been owned by the current owners' family since the 1970's and both owners have lived in Alberta for many years and have no interest in farming. They have been approached by a local person who is interested in purchasing the larger parcel and moving his young family onto it.

3. Why do you believe this parcel is suitable for subdivision?

The Property is already physically bisected by the Alaska Highway. The busy highway poses considerable safety challenges to farming the property as one unit.

4. Does the proposal support agriculture in the short or long term? Please explain.

The Alaska Highway splits this parcel into two pieces. This proposal preserves the ability to use this land for agriculture and does not negatively impact the degree to which agriculture is supported in either the short or the long term. Having a local person own the land increases the likelihood it will be farmed.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

Applicant Attachments

- Agent Agreement - Peter Hunszinger
- Proposal Sketch - 60339
- Other correspondence or file information - Parcel Map
- Certificate of Title - 004-539-311

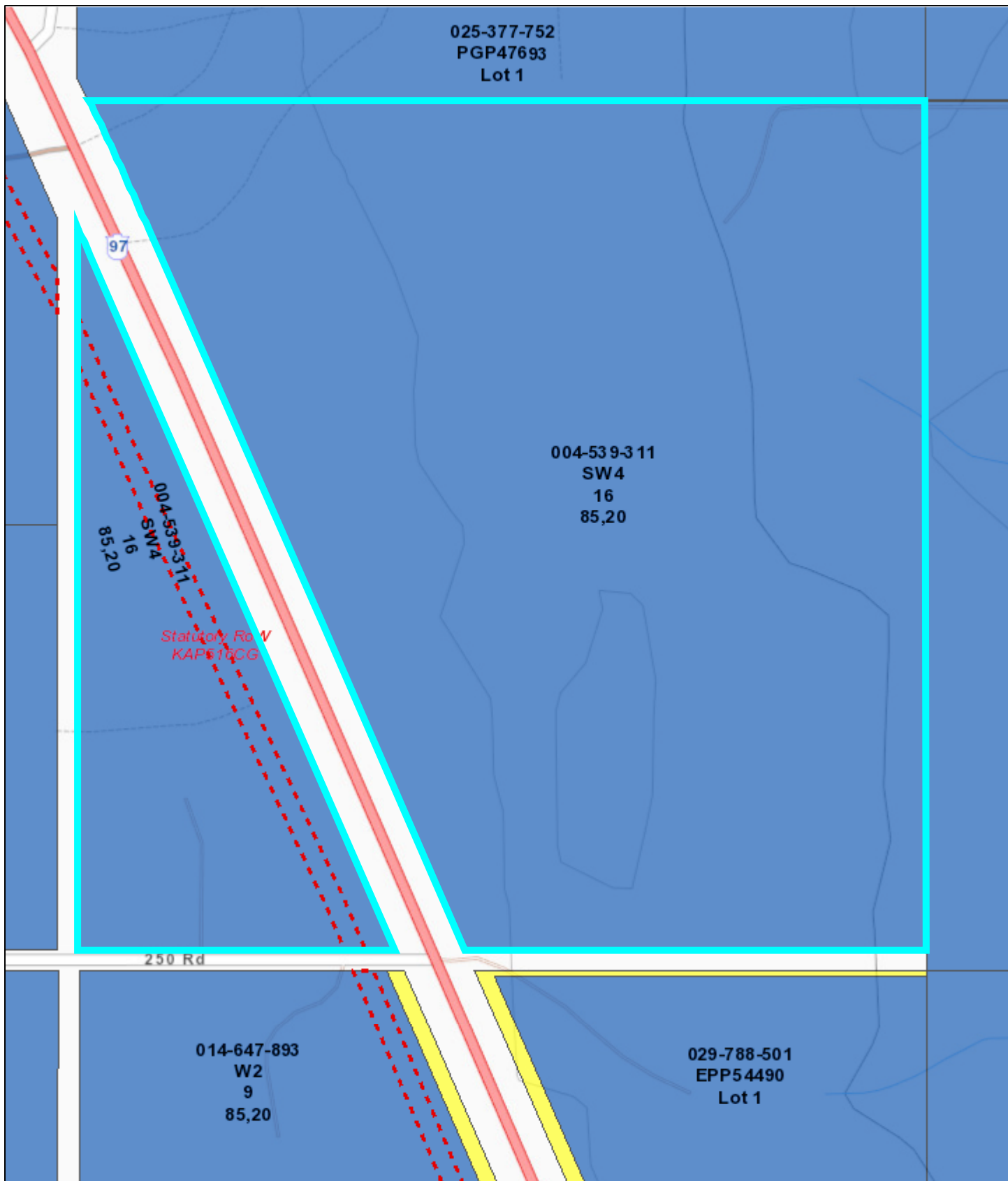
ALC Attachments

None.

Decisions














None.

ParcelMap BC Print Report



January 28, 2020

WARNING: MAP IS NOT PRINTED TO SCALE

	Interest Parcels		Subdivision		Crown Subdivision
Parcels By Class					
	Air Space		Absolute Fee Book		Primary
	Building Strata		Common Ownership		Part of Primary
	Bare Land Strata		Park		tilecache
			Road		

GeoBC, DataBC, TomTom, © OpenStreetMap contributors

March 12, 2020

Cadastral data from ParcelMap BC
Copyright 2018 LTSA4



Peace River Regional District

28-Jan-2020

PID: 004539311
Roll Number: 760-011555.000
Legal Description: THE SOUTH WEST 1/4 OF SECTION 16 TOWNSHIP 85 RANGE 20 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT PLAN A1027

Parcel Size

59.63 Hectares 147.34 Acres



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.

March 12, 2020

Jessica Russell

From: Planning Department
Sent: Monday, March 2, 2020 8:53 AM
To: Jessica Russell
Subject: FW: ALR Subdivision 20-002 Memo

From: Karen Goodings <kgooding@pris.bc.ca>
Sent: Saturday, February 29, 2020 11:36 AM
To: Planning Department <planning@prrd.bc.ca>
Subject: RE: ALR Subdivision 20-002 Memo

CAUTION: This email originated from outside of the organization.

I will support as it is consistent with both OCP and Zoning.

From: Planning Department [<mailto:planning@prrd.bc.ca>]
Sent: February-28-20 4:17 PM
To: Karen Goodings
Cc: PRRD_Internal
Subject: ALR Subdivision 20-002 Memo

Good Afternoon Director Goodings,

Please find attached a memo and attachments for ALR subdivision application 20-002 for review.

Please return any comments by March 13, 2020.

Thank you,
Planning Services

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8
Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3201** | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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